

7.19.00

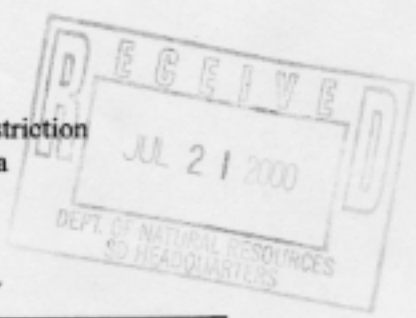
To: Larry Lester, SCR

From: Linda Hanefeld
Dodgeville
608-935-1948

Re: Groundwater Use Restriction
GIS Registry Data

Site Name/Address:

Joe's Repair
Main St.
Mount Hope, WI 53816



BRRTS #: 03.22.002017 PDF

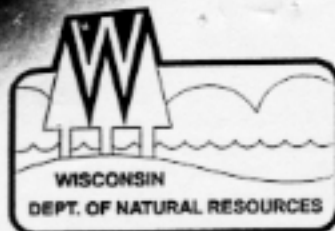
Date of Closure Decision:

3.5.99

GPS Locational Data: needed

Packet Contains:

- ① Closure Letter
- ② All property deeds with 140 ES exceedances
- ③ GPS data for each affected property
- ④ General location map
- ⑤ Detailed location map, showing all parcels affected by 140 ES exceedances, property boundaries, buildings, etc.
- ⑥ Latest map showing gw flow direction, MW, potable wells. [optional: Isoconcentration maps of compounds => ES]
- ⑦ Latest map showing extent or outline of contamination plume and gw flow direction.
- ⑧ Latest table of analytical results.
- ⑨ metes/bounds legal
- ⑩ tax parcel #
- ⑪ geologic section



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ruthe E. Badger, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TTY 608-275-3234

11,50,86

August 9, 1999

File Ref: 03-22-002017

Mr. & Mrs. Joe Stoeffler
P.O. Box 68
Mount Hope, WI 53816

Subject: Closure of Joes Repair, Mount Hope, WI 53816

Dear Mr. & Mrs. Stoeffler:

On March 5, 1999 your site was reviewed for closure by the South Central Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On March 10, 1999, you were notified that the Closure Committee had granted a conditional closure to this case.

On August 6, 1999, the Department received correspondence indicating that you have complied with the conditions of closure. These conditions included the filing of a Groundwater Use Deed Restriction and receipt of a Notice of Remaining Soil Contamination. Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

However, please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at the number below.

Sincerely,

Paul L. Kozol, P.E.
Remediation and Redevelopment Engineer
South Central Region
(608) 275-3301

C: Rebecca J. H. Vahle - Nine Springs Environmental

Document Number

GROUNDWATER USE RESTRICTION

GRANT COUNTY, WI
RECEIVED FOR RECORDDeclaration of Restrictions

JUL 16 1999

In Re: Lots 2 and 3 in Block 13 of the Plat of the Village of Mt. Hope, Grant County, WI.

at 10:45 A.M. and recorded in
Vol. 831 of Records Page 880
Marilyn Pierce Register

EXCEPTING: Commencing at the Northwest corner of Lot Two (2) in Block 13 of the Original Plat of the Village of Mt. Hope, thence South 10 rods 5 feet, thence East at right angles a distance of 70 feet, thence North at right angles 10 rods and 5 feet to the North side of Lot 2, thence West to the point of beginning.

Recording Area

Name and Return Address

1600 Pa.
Joe Stoeffler
PO Box 63
Mt Hope WI 53816

Also the following described parcel: Commencing at the Southeast corner of the said Lot 3 of Block 13 of the Plat of the Village of Mt. Hope, Grant County, WI, running thence South 55 feet; running thence West 120.75 feet; running thence North 55 feet; thence running East 120.75 feet to the point of beginning.

Parcel Identification Number (PIN)

STATE OF WISCONSIN, COUNTY OF GRANT

WHEREAS, Joseph R. Stoeffler and Rita Stoeffler, husband and wife, are the owners of the above-described property.

WHEREAS, one or more gasoline and diesel discharges have occurred on this property resulting in Benzene and Naphthalene contaminated groundwater above NR 140 enforcement standards existing on this property at the following location(s) on the following date(s): Benzene at 160 parts per billion and Naphthalene at 43 parts per billion located between the office-shop building and County Road JJ (former monitoring well point MW-3R), on September 16, 1998, and, Benzene at 10 parts per billion located South of the lower garage building (former monitoring well point MW-1) on September 16, 1998, as shown on Attachment A which is incorporated by reference.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding NR 140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in NR 809 is restricted by NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 16th day of JULY, 1999.

Signature:

Printed Name: Joseph R. Stettler

Subscribed and sworn to before me
this 16th day of JULY, 1999

Marilyn Pierce
Notary Public, State of WISCONSIN
My commission 1/2/2001

This document was drafted by the Wisconsin Department of Natural Resources.

[June 7, 1999 Version]

608647

Document No.

WARRANTY DEED

VOL 824 PAGE 963

GRANT COUNTY, WI
RECEIVED FOR RECORD

APR -2 1999

at 11:30 A.M. and recorded in
Vol. 824 of Records Page 963
William Pierce Register

Recording Area

RETURN RECORDED DOCUMENT TO:

Joseph R. Stoeffler, 221 E. Main, Mt. Hope,
WI

12042

152-37-0000

34-MHV

Parcel Identification No.

This Deed, made between Arlene Stoeffler, a widow who has not remarried, Grantor, and Joseph R. Stoeffler and Rita Stoeffler, husband and wife, as survivorship marital property, Grantee,

Witnesseth, That the said Grantor, for valuable consideration conveys, to Grantee, the following described real estate in Grant County, State of Wisconsin.

Lots 2 and 3 in Block 13 of the Plat of the Village of Mt. Hope, Grant County, WI. EXCEPTING: Commencing at the Northwest corner of Lot Two (2) in Block 13 of the Original Plat of the Village of Mt. Hope, thence South 10 rods 5 feet, thence East at right angles a distance of 70 feet, thence North at right angles 10 rods and 5 feet to the North side of Lot 2, thence West to the point of beginning.

Also the following described parcel: Commencing at the Southeast corner of the said Lot 3 of Block 13 of the Plat of the Village of Mount Hope, Grant County, WI, running thence South 55 feet; running thence West 120.75 feet; running thence North 55 feet; thence running East 120.75 feet to the point of beginning.

This deed is given in fulfillment of a certain land contract between Elwood Stoeffler and Arlene Stoeffler, husband and wife, Sellers, and Joseph R. Stoeffler and Rita Stoeffler, husband and wife, Buyers, dated June 1, 1984, and recorded on June 1, 1984, in the Office of the Register of Deeds for Grant Co., Wis., in Volume 601 of Records on Page 766, as Document No. 500936.

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And Arlene Stoeffler warrants that the title is good, indefensible in fee simple and free and clear of encumbrances, except easements, restrictions and rights-of-way of record

and will warrant and defend the same.

Dated this 30 day of March, 1999.

(SEAL)

Arlene Stoeffler
Arlene Stoeffler

(SEAL)

State Transfer
Fee Paid
\$ 64.50
W.7

Signature(s) of * authenticated this * day of *, 19*.

STATE OF WISCONSIN)

)ss.

COUNTY OF GRANT)

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____ authorized by Sec. 706.06,
Wis.Stats.)

Personally came before me this 20th day of March, 1999,
the above-named Arlene Stoeffler to me known to be the
person who executed the foregoing instrument and acknowledged
the same.

This instrument was drafted by:

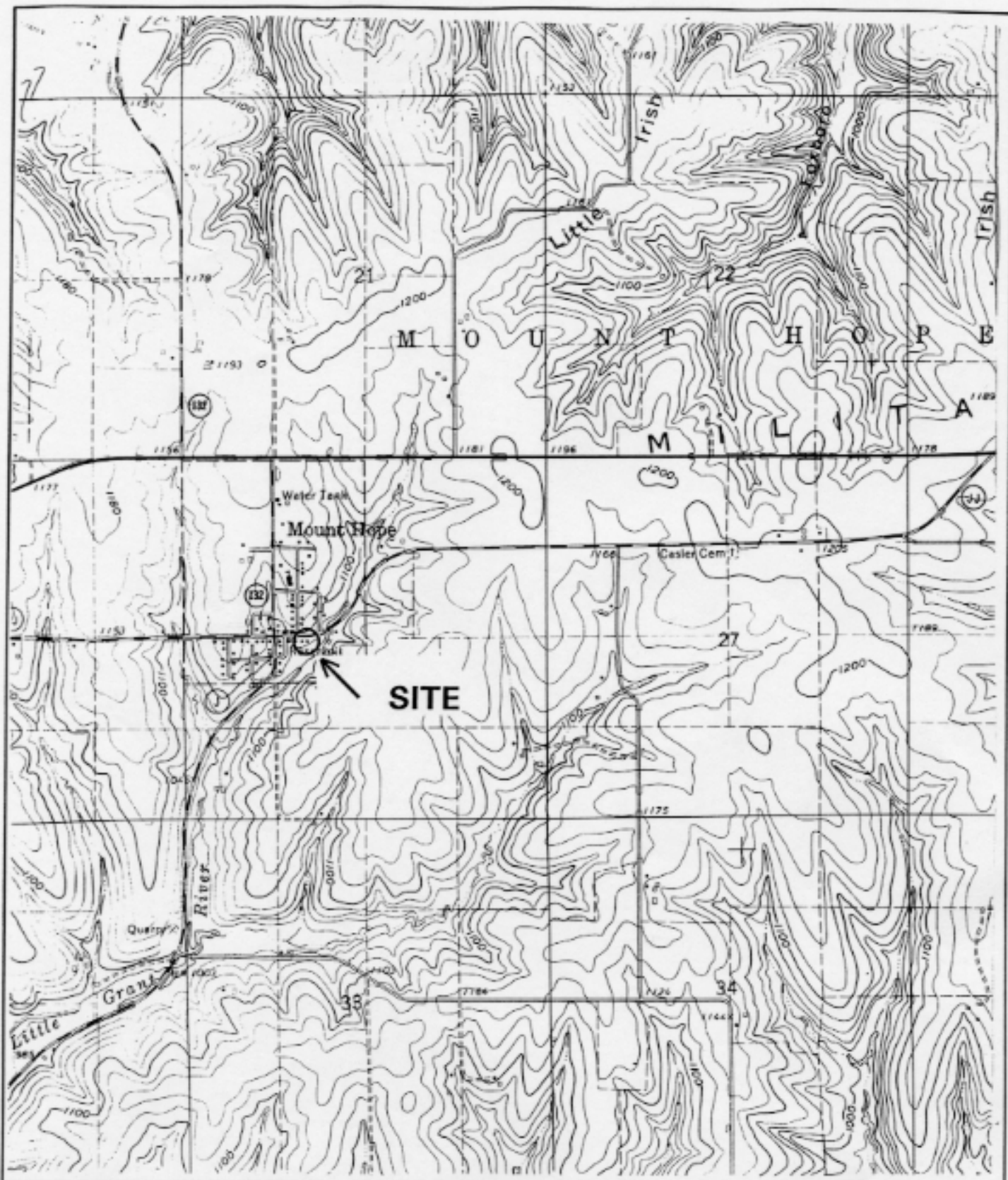
Jack Kussmaul
Lancaster, WI

Michael J. Friar
Michael J. Friar

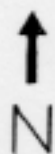
Notary Public, Grant County, Wis.

My Commission is permanent. (If not, state
expiration date: NOV. 12, 2001.)





Base map taken from USGS 7.5 Minute Mount Hope, Wisconsin Quadrangle



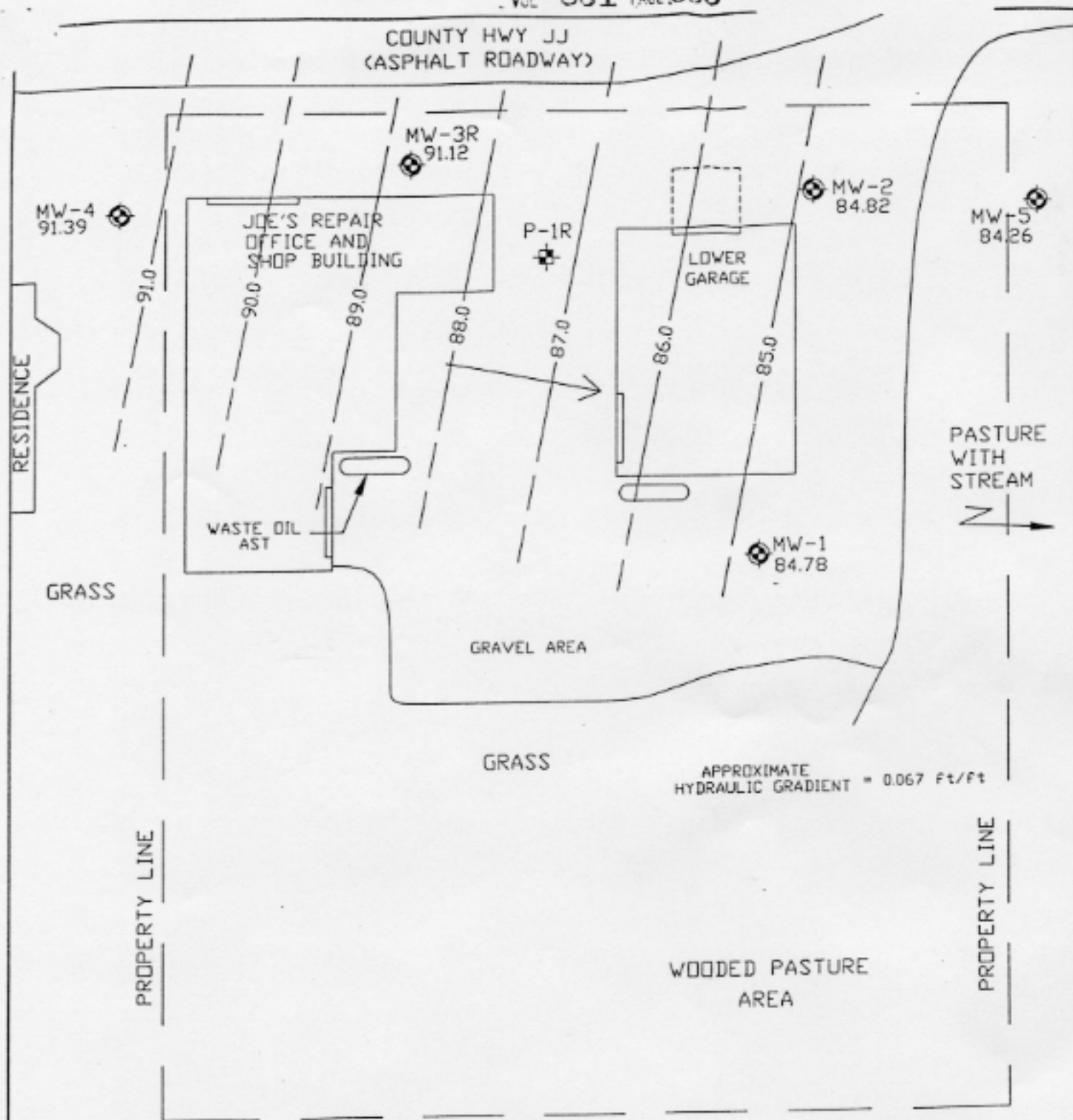
JOE'S REPAIR
MOUNT HOPE, WISCONSIN

FIGURE 1
SITE LOCATION



PROPOSAL 039

NOVEMBER 1993

NINE SPRINGS
ENVIRONMENTAL CONSULTANTS, Inc.



LEGEND

-  MONITORING WELL LOCATION
 PIEZOMETER LOCATION

12

SCALE 1" = 20'

JOE'S REPAIR
MOUNT HOPE, WISCONSIN

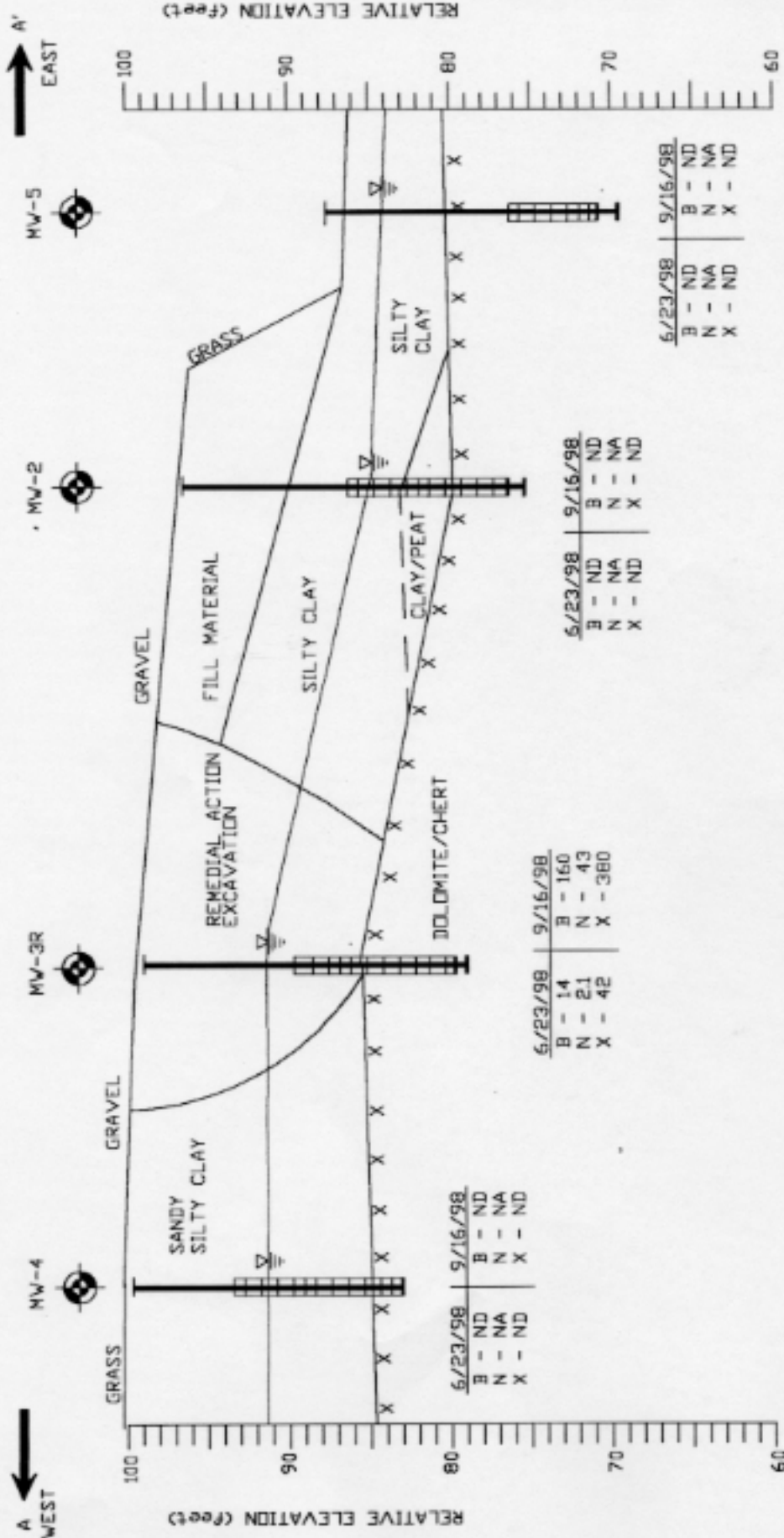
FIGURE 5
GROUNDWATER CONTOURS AND FLOW DIRECTION
SEPTEMBER 16, 1998

PROJECT 1017-001

SEPTEMBER 1998

DRAWN BY GEY

NINE SPRINGS
ENVIRONMENTAL CONSULTANTS Inc.
2817 FISH HATCHERY ROAD
MADISON, WISCONSIN 53713

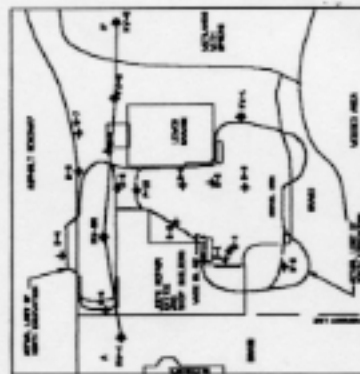


- NOTES:**
- Elevations are relative to an arbitrary site datum of 100 ft.
 - Horizontal Scale 1"=20'
 - Vertical Scale 1"=10'
 - All results reported in micrograms per liter (µg/L)

ABBREVIATIONS:

MV = Monitoring Well
 P = Piezometer
 B = Benzene
 N = Naphthalene
 X = Total Xylenes
 ND = Not Detected
 NA = Not Analyzed
 Red = Above ES
 Blue = Above PAL

▽ Depth to water in well on September 16, 1998
 (Potentiometric Surface)



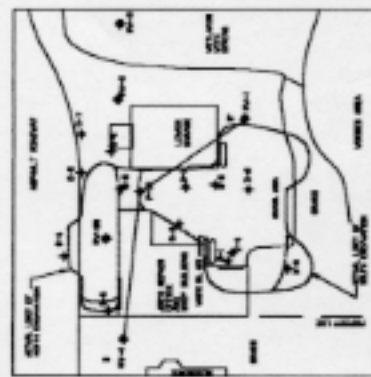
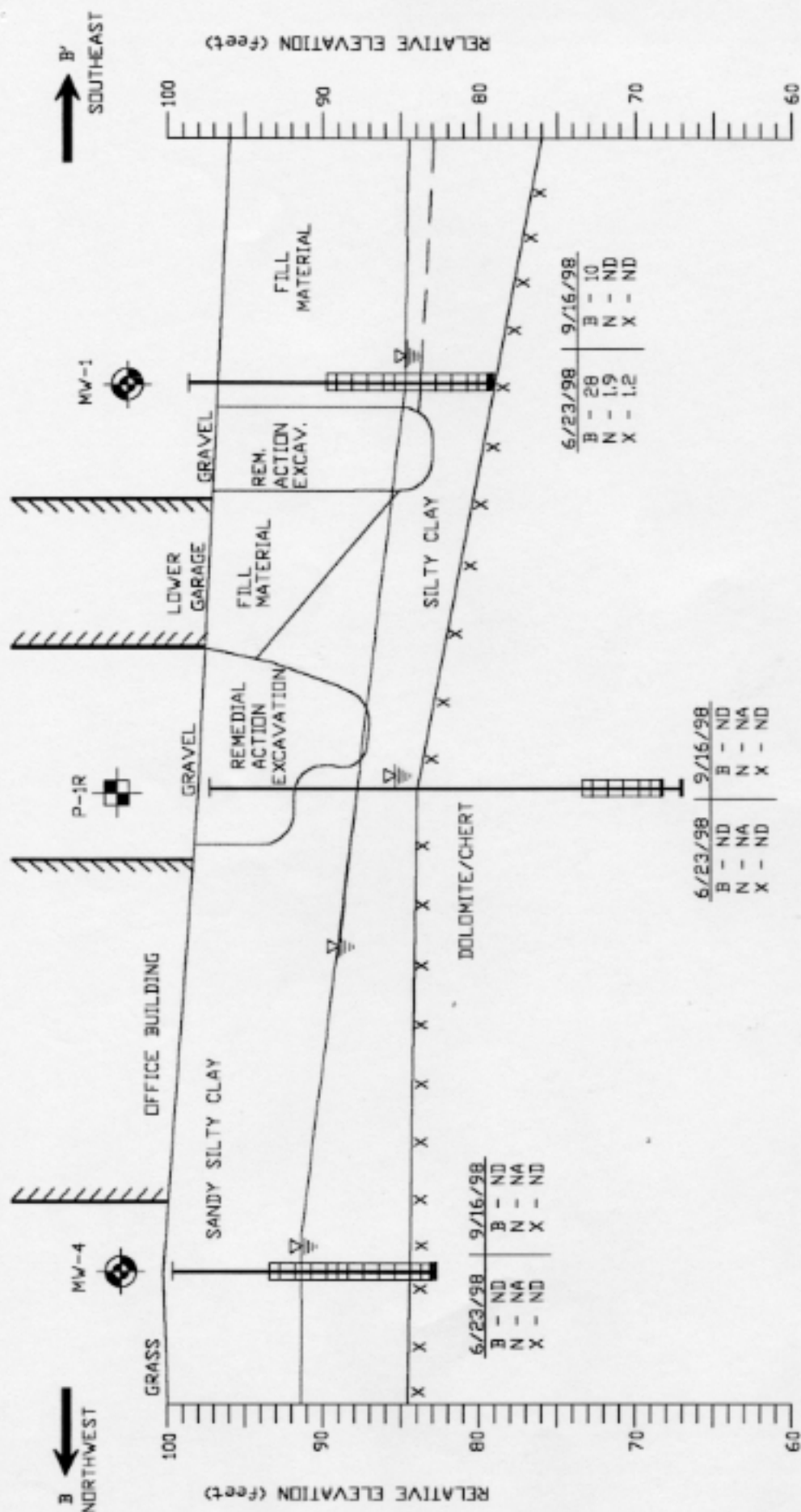
JDE'S REPAIR
MOUNT HOPE, WISCONSIN

CROSS SECTION 1
A TO A'

POST-REMEDIATION GROUNDWATER SAMPLE
RESULTS (JUNE AND SEPTEMBER 1998)

PROJECT: 1017-001
DATE: OCTOBER 1998
DRAWN BY: EMM

NINE SPRINGS
ENVIRONMENTAL CONSULTANTS Inc.
2817 FISH HATCHERY ROAD
MADISON, WISCONSIN



NOTES:
 - Elevations are relative to an arbitrary site datum of 100 ft.
 - Horizontal Scale 1"=20'
 - Vertical Scale 1"=10'
 - All results reported in micrograms per liter (µg/L)

ABBREVIATIONS:
 MW = Monitoring Well
 P = Piezometer
 B = Benzene
 N = Naphthalene
 X = Total Xylenes
 ND = Not Detected
 NA = Not Analyzed
 Red = Above ES
 Blue = Above PAL

Depth to water in well on September 16, 1998
 (Potential Surface)

JOE'S REPAIR
MOUNT HOPE, WISCONSIN

CROSS SECTION 2
B TO B'

POST-REMEDIATION GROUNDWATER SAMPLE
RESULTS (JUNE AND SEPTEMBER 1998)

PROJECT: 1017-001 **DATE:** OCTOBER 1998 **DRAWN BY:** EMM

NINE SPRINGS

ENVIRONMENTAL CONSULTANTS Inc.
 2817 FISH HATCHERY ROAD
 MADISON, WISCONSIN